

159.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,058,600 / 1,058,600

APPRAISED:

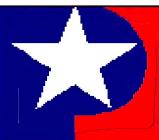
1,058,600 / 1,058,600

USE VALUE:

1,058,600 / 1,058,600

ASSESSED:

1,058,600 / 1,058,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 81 | | WAVERLY ST, ARLINGTON |

| Legal Description | | User Acct |
|-------------------|--|-----------|
| | | 105834 |
| | | GIS Ref |
| | | GIS Ref |
| | | Insp Date |
| | | 06/30/18 |

OWNERSHIP

Unit #:

Owner 1: KRAIN GREGORY J/SHEILA

Owner 2:

Owner 3:

Street 1: 89 WAVERLEY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KRAIN GEORGE J & MARILYN L -

Owner 2: -

Street 1: 89 WAVERLEY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

Total AC/Ha: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------|---|-----|------------------------------------|-------------------|--------|-----|--|---------------------------------|-----------|----------|---------------|------|-------|------------|------------|--------------|--|--|--|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | |
| Type: 6 - Colonial | | | | Full Bath: 2 | Rating: Good | | | OF=DBL SINKS, SHWR STALL MBTH. MODULAR HOME. SCUTTLE. | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | % | | | OthrFix: 2 | Rating: Good | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | | | | | | | | | | |
| Color: BEIGE | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | Other | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | | | |
| Grade: B- - Good (-) | | | | CONDO INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | |
| Year Blt: 2004 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G6 | Fact: . | | | Floor: | | | | Totals | RMS: 7 | BRs: 3 | Baths: 2 | HB: 1 | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 5.5 % | | | | | | | | | | | | | | | | | | | | | | |
| Prim Int Wal | 1 - Drywall | | | Functional: | | % | | | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 5.5 % | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 130.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 2 | | | | Size Adj.: 1.06015623 | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.04989493 | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 3 - Typical | | | | Adj \$ / SQ: 144.697 | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 113298 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.21 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 675812 | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 37170 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Deprecated Total: 638643 | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 159.0-0008-0003.0 | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | |
| More: N | | | | | Total Yard Items: | | | | Total Special Features: | | | | | | Total: | | | | | | | | | | | | |
| IMAGE AssessPro Patriot Properties, Inc. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |